

JASPER REDEVELOPMENT COMMISSION

Minutes of the Meeting – December 4, 2012

The Jasper Redevelopment Commission met on Tuesday, December 4, 2012 in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President John Bell called the meeting to order at 8:00 a.m.

ROLL CALL

President John Bell	present
Vice President John Schroeder	present
Secretary John Kahle	present
Member Rick Stradtner	present
Member Ray Howard	present
Non-voting advisor Nancy Habig	present

Also present:

Renee Kabrick - Commission's Attorney

Kathy Pfister – Recording Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Rick Stradtner made a motion to approve the Commission's minutes as presented from the November 7, 2012 Regular meeting and also the November 20, 2012 Special meeting. John Schroeder seconded it. The motion carried 5-0.

PRESENTATION BY RICHARD STARKEY-BARNES & THORNBURG

Richard Starkey, of Barnes & Thornburg, appeared before the Board to explain the process of creating an economic development area and a tax increment financing district. Mr. Starkey explained creating a declaratory resolution is the first step in the process to set up actions that need to be taken with regards to the area, such as to purchase, sell or finance property. Following adoption of a declaratory resolution, the additional steps would need to be carried through before the process is complete. Those steps include: 1) review by Jasper Plan Commission to confirm compliance to the Comprehensive Plan 2) approval by Common Council regarding Plan Commission's recommendation 3) Public Hearing before Redevelopment Commission to consider any amendments and to adopt confirmatory resolution.

Mr. Starkey said a plan can include, a Tax Increment Finance (TIF) area, as is the case with Metronet. He further explained how the process for the 'Metronet' TIF area is laid out. Currently, the Country Club property is not set up with a TIF area; however, Attorney Kabrick said there is a possibility that the Country Club property could be set up as a TIF area sometime in the future.

DECLATORY RESOLUTION FOR JASPER COUNTRY CLUB PROPERTY

Attorney Kabrick presented a prepared plan to the Board members regarding the Jasper Country Club property. Although the property does not include a Tax Increment Finance (TIF) area at this time, Mr. Starkey shared some points about TIF, which he stated is one of the few economic development tools left for cities/towns/counties to use. If there is a TIF included, the Redevelopment Commission is required to make a report every July 15th; deciding whether or not to keep the taxes captured through TIF or pass through all or a portion of them to other taxing units. Many communities TIF new developments with the idea that these taxes can be passed on to other taxing units if it is not utilized for such projects as roads/infrastructure. Mr. Starkey said, for the most part, “if you TIF something,” it does not take away existing dollars from other taxing units.

Nancy Habig, speaking on behalf of the School Board, expressed her concern about the possible increase in the tax rate. Mr. Starkey explained that the City’s financial advisor will provide exactly what the impact would be. He said there would be a slight increase; however, the dollar amount would be minimal.

President Bell inquired whether or not the financial advisor will calculate and inform the City how many years it will take to pay back the bond. Mr. Starkey said in the process of the notice of hearing, the financial advisor will prepare an impact statement, which explains what the effect would be on all taxing units.

After some discussion, Secretary Kahle made a motion to approve declaratory resolution RC2012-1, in regards to the Jasper Country Club property. It was seconded by Ray Howard. Motion carried 5-0.

DECLATORY RESOLUTION FOR METRONET

President John Bell welcomed Ed Corr, of Metronet, to address the Board with an update of the preliminary schedule for the TIF calendar that was discussed at a recent meeting. Mr. Corr said the earliest targeted date would be late 2013; however, a more realistic date would be early 2014. President Bell voiced his concern that the target date was not the same as discussed at previous meetings; adding that his perception was Metronet would have ‘shovels-in-ground’ in early 2013. Mr. Corr said Metronet must take into consideration any issues that may arise with new construction in Lafayette and West Lafayette and any other circumstances beyond the company’s control.

After much discussion, President Bell thanked Mr. Corr for updating the Board with the most recent timeline. Rick Stradtner then made a motion to approve declaratory resolution RC2012-2, in regards to Metronet. It was seconded by Ray Howard. Motion carried 5-0.

ADJOURNMENT

There being no further business to come before the board, a **motion** was made by Secretary Kahle and seconded by Vice President Schroeder to adjourn the meeting. The motion carried 5-0, and the meeting adjourned at 9:03 a.m.

John Bell, President

ATTEST:

John Kahle, Secretary